

PLANNING DIRECTORS HEARING

April 11, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. [HA88-199-01](#). Site Development Permit Amendment to allow the construction of a two-story lobby addition of 1,500-square feet, exterior modifications with new material and paint, reconfiguration of the parking lot, removal of 32 non-ordinance sized trees, and landscaping improvements, to an existing industrial complex, on a 12.12-gross acre site, in the IP Industrial Park Zoning District, located at the northwest corner of Zanker Road and Montague Expressway (3151 Zanker Road). (Conejo Valley Development Corp, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve](#)
[a](#) Site Development Permit Amendment as described above.

ACTION: APPROVED

- b. [HA99-073-02](#). Site Development Permit Amendment to remove 2 ordinance size trees, 18 non-ordinance size trees, and landscape islands and allow 46 new parking stalls on a 9.8-gross acre site in the IP Industrial Park Zoning District, located at 1320 Ridder Park Drive (Aspect Telecommunications Corp., Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Sections 15301(c) and (h) for Existing Facilities.

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

PROJECT MANAGER, RUTH CUETO

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Site Development Permit Amendment as described above.

ACTION: APPROVED

- c. [HPA05-001-01](#). Historic Preservation Permit Amendment to allow exterior modifications including window replacement, roof-mounted solar panels, addition of exterior doors and overall rehabilitation and repair work for the Bank of Italy building, a City Landmark, on a 0.4-gross acre site located in the DC Downtown Primary Commercial Zoning District. (Owner: 12 South First Street JV, LLC). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities and 15331 for Historical Resource Restoration/Rehabilitation.

PROJECT MANAGER, RHONDA BUSS

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Historic Preservation Permit Amendment as described above.

ACTION: APPROVED

- d. [SP16-048](#). Special Use Permit to allow a 6-foot retaining wall located in the rear yard of an existing single family residence on 0.156-gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of Grafton Way, approximately 60 feet northerly of Arqueado Drive (2882 Grafton Way) (Dilramneek Singh and Aman Sekhon, Owner). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15303(e) for Accessory Structures.

PROJECT MANAGER, EDWARD SCHREINER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above

ACTION: APPROVED

- e. [SP17-036](#). Special Use Permit to install a 1,059 square foot, four-car photovoltaic carport structure for an existing single-family residence on a 1.4-gross acre site, located in the R-1-2 Single-Family Residence Zoning District at 4250 Monterey Road. Owner: Full House Living Trust. Council District: 2. CEQA: Exempt per CEQA Guidelines 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RHONDA BUSS

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.

ACTION: APPROVED

- f. [SP17-041](#). Special Use Permit to allow the construction of an approximately 2,830-square foot single-family residence located at the rear of a property with a legal non-conforming commercial building on an approximately 0.14-gross acre site, in the R-M Multiple Residence Zoning District, located on the northeast corner of North 5th Street and East Empire Street (510 North 5th Street) (Dinh N. Nguyen, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.

ACTION: APPROVED

- g. [T17-045](#). Tentative Map to subdivide one lot into two lots on a 0.34-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at the north side of Naglee Avenue, approximately 90 feet easterly of Dana Avenue (1577 Naglee Avenue) (1577 Naglee, LLC, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15315 for Minor Land Divisions.

PROJECT MANAGER, *STEFANIE FARMER*

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Tentative Map as described above

ACTION: APPROVED

The Consent Calendar is now closed.

4. PUBLIC HEARING

No Items.

5. ADJOURNMENT

Meeting adjourned at 9:08 a.m.